



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

- ☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File # 1310 Application Fee \$640 Surcharge Fee \$60 Date Received 5.19.17
2626 Albany Ave West Hartford, CT 06117

Street Address 0031 2 2626

Lot or Parcel # _____ Acreage/Lot Area _____ Zone _____
To lease space for a childcare center

Applicant's Interest in Property: _____

Brief Description of Proposed Activity: To operate a childcare and preschool center

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Beth El Temple

Bright & Early West Hartford, LLC

Record Owner's Name
2626 Albany Ave

Applicant's Name
35 Mountain Farms Rd

Street
West Hartford CT 06117

Street
West Hartford CT 06117

City State Zip
860 233-9696

City State Zip
860 301-1336

Telephone # _____

Telephone # _____

Contact Person:

Rabbi Howard Sowalsky

Applicant's Signature

Name
2626 Albany Ave

Signature of Owner/Authorized Agent

Street
West Hartford CT 06117

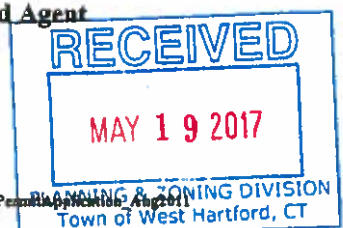
City State Zip
860 233-9696

E-Mail hsowalsky@bethelwh.org

Telephone # _____

E-Mail

U: sd/TPZ/Templates/PermitApplication - Aug2011



Bright & Early Children's Learning Center

West Hartford Program

The Need

As West Hartford continues to grow with regards to population, affluence, and national prominence, its child care facilities have not matched that rate of growth. West Hartford is an underserved market and there is a dearth of options for child care.

The Solution

Bright & Early Children's Learning Centers is proposing to open a new child care center at 2626 Albany Avenue in West Hartford. The Center will operate on the physical premises of Temple Beth-El and will be open to the general public. Bright & Early will provide child care, early education, and after school programs to children from infants aged 6 weeks through school age. Bright & Early will service children in the following age categories: Infant, Toddler, Preschool, & School Age.

About Us

Bright & Early is a highly regarded and high end provider of child care facilities with three locations in Middletown, North Branford, and Old Saybrook CT. Bright & Early was founded and is solely owned by April Lukasik in 1997. Currently over 250 children are enrolled at Bright & Early Centers. Centers are designed to cater to the high end of the market by providing the highest level of care and the nicest facilities at competitive rates. Bright & Early has a proprietary education system developed over 20 years to individualize each child's learning experience. Teachers are degreed, certified, and experienced professionals in the industry.

Management

April Lukasik has over 20 years experience in the Child Care industry. A lifelong Connecticut native, she currently resides in West Hartford.

A full-time onsite Director and Assistant Director will be hired for the West Hartford location.

Employment

Bright & Early will seek to hire a staff of 25 full-time employees paying above average wages with health, retirement, and other benefits to its employees. All employees will be prescreened and credentialed, and Bright & Early will hire at a 4:1 ratio (4 students to 1 staff member) for children under the age of 3 years old, 1:10 (10 students to 1 staff member) for children over the age of 3 years.

Classrooms and Facilities

Bright & Early will build 12 classrooms in its West Hartford location. 2 classrooms will be designated for infants, 5 classrooms will be designated for toddlers, and 5 classrooms will be designated for preschoolers. There will also be a common room for all ages.

Bright & Early Children's Learning Center

West Hartford Program

Full outdoor play space featuring BigToys brand early childhood playground equipment will be installed on site.

Child restrooms, and administrative facilities will also be incorporated.

Hours of Operation

Bright & Early will be open Monday thru Friday year round from 6:30 am to 6:00 pm.

Traffic

Pickup and drop off will use the existing rear entrance to the building at 2626 Albany Avenue set back from Albany Avenue. Ample parking is available for parents and staff. Traffic patterns will not change.

SUPPLEMENTAL APPLICATION INFORMATION FOR BRIGHT & EARLY WEST HARTFORD, LLC APPLICATION

(page 1 of 2)

- 1.) The total number of students/children that will attend the B&E center is 106 full time children. Of the 106 full time children, 56 children will be in the under 3 years old category. This is the exact information that will be submitted on the OEC (Office of Early Childhood) application for a State of Connecticut Child Care license.
- 2.) Tom Edwards has submitted a detailed plan to show where the B&E center will be located in the overall BET space. He will continue to work on the level of detail to your satisfaction. I am submitting existing conditions photos of the space where the playground will be located in an email to Todd Dumais, today (7/28/17).
- 3.) Regarding the drop off area signage: I am hoping to meet with Brian Pudlik at BET to get his opinion on the placement of the directional signs before zoning submission. We are requesting two directional signs to direct families to the rear/main entrance to the B&E center for drop off and pick up of children. If the logo is not allowed on the signage, we will omit the logo. We will request one building wall sign on the main/rear entrance to the B&E center, where parents drop off and pick up. I am submitting existing conditions photos of the areas where we will request signage in an email to Todd Dumais, today (7/28/17).
- 4.) Access from the rear driveway will be allowed. Families may use the front entrance from Albany Avenue or the side entrance from Crabtree Road to drop off or pick up their children.

SUPPLEMENTAL APPLICATION INFORMATION FOR BRIGHT & EARLY WEST HARTFORD, LLC APPLICATION

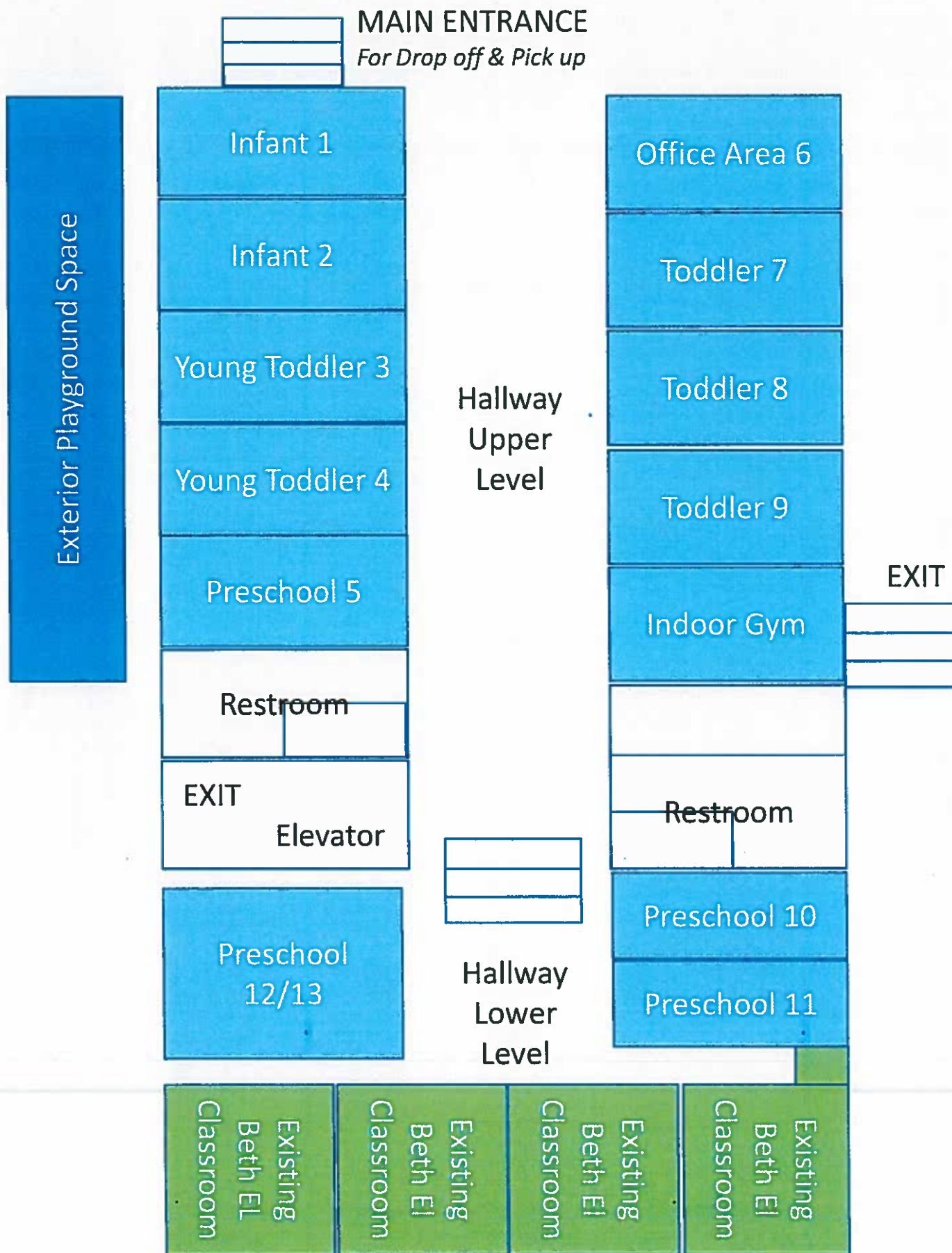
(page 2 of 2)

5.) The main entrance to the B&E center is located at the rear of the building. The parking spaces near this rear/main entrance are plentiful for drop off and pick up. Staff parking will also be in the rear parking lot, in the spaces on the Crabtree Road side to allow spaces for families first.

6.) The playground plan will include the following:

- Playground equipment will be purchased from BigToys, a nationally acclaimed manufacturer of high quality early childhood equipment.
- The color scheme has been chosen in the blues and yellow family to coordinate with BET brand/logo.
- There may be removal of up to 4-6 trees. BET has acknowledged, accepts, and expects this.
- Fencing will be a black rubber coated wire, 1 ¼" square mesh – which tends to "disappear" from view and is most attractive. It will be 60" high on exterior perimeter of play areas, with a 48" high fence separating the 3 separate play areas within the perimeter.
- The playground is generally utilized from 9:30am – 12:00pm, and from 2:00pm – 5:45pm when the weather is agreeable.
- Playground surfacing will be to code as per State of Connecticut OEC. The surfacing will be wood chips and PIP (pour in place) rubber on the areas with playground equipment. There will be one area with natural grass as well.
- There is no screening around the fencing planned.
- The activities on the playground coordinate with the B&E Curriculum Learning Experience Plans for each age program.
- The playground is only to be used for B&E families, Monday through Friday.

7.) COMMUNITY OUTREACH – BET Rabbi Rosen and April Lukasik, B&E owner, are reaching out to one member of the community who has submitted a letter of concern. We are offering to visit her home (as she is disabled) and meet with her personally to discuss her concerns.





Bright & Early Children's Learning Centers
West Hartford Center

July 3, 2017

To The Honorable Chairman of the Planning & Zoning Commission:

The purpose of this notice is to request to open our hearing on July 10th as scheduled, and immediately request a continuance to the August 7th meeting date.

We are working on addressing staff issues and need more time to do so.

Thank you for your consideration, I look forward to the August meeting.

Sincerely,

April Lukasik
President



7-31-17

Bright & Early West Hartford – playground pics of existing conditions



7.31.17



1st directional sign will be placed adjacent to SPEED BUMP sign.



2nd directional sign will be placed on left corner of grass 2' from concrete sidewalk, double sided.



Main sign placed to left of doors directly on building wall (above pictured bench).

Bright & Early
Children's Learning Centers
2626 Albany Ave.
West Hartford, CT

REQUESTED SIGNAGE AREAS

1 - BUILDING MOUNTED SIGN ON
REAR WALL OF BUILDING TO
MAIN B&E ENTRANCE

2 - DIRECTIONAL SIGNS TO BE PLACED:

- ON ALBANY AVE TO DIRECT CLIENTS TO REAR
DROP OFF
- ON WAY TO REAR DROP OFF TO DIRECT CLIENTS
TO BACK OF BUILDING



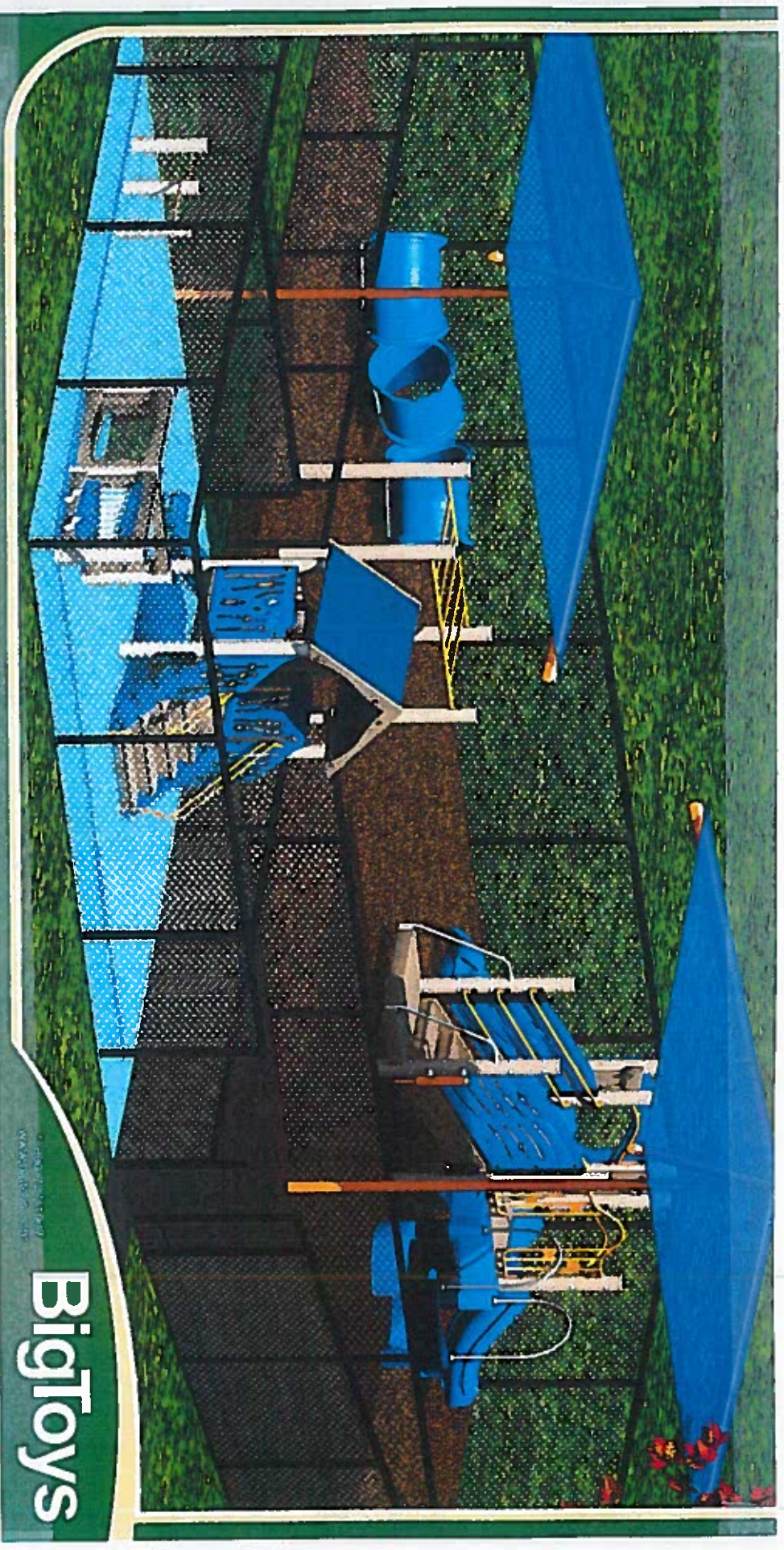
bright&early
CHILDREN'S LEARNING CENTERS
CHILD CARE • PRESCHOOL



bright&early
CHILDREN'S LEARNING CENTERS
entrance →

Bright & Early
Children's Learning Center's
2626 Albany Ave.
West Hartford

Example of playground equipment to be installed at Bright & Early West Hartford location.



© 2000 BigToys
All rights reserved.

BigToys

Forwarded on 7.6.17 to: H. Sowalsky
A. Lukasik

Brittany Bermingham

From: [REDACTED]
Sent: Thursday, June 29, 2017 7:06 PM
To: Brittany Bermingham
Cc: Todd Dumais
Subject: Regarding Beth El Temple's Special Use Permit application

Follow Up Flag: Follow up
Flag Status: Flagged

June 29, 2017

162 West Ridge Drive
West Hartford, CT 06117-2041

Dear West Hartford Town Planning and Zoning Commission:

My name is Lynn Goldfarb, and I've lived at the above address since late 1998 and grew up in West Hartford. I'm writing in regard to Beth El Temple's proposal to lease significant space to Bright & Early Children's Learning Centers and to construct an outdoor playground on the side of the building that faces my street, my home, and my neighbors. Though I live across the street from the properties most directly affected, I definitely live close enough to be impacted by this construction project and by the ongoing operation of the proposed Center. Before a Special Use Permit is issued, I hope that my voice and other neighbors' voices will be carefully considered.

I'm physically disabled and unable to attend the public hearing on July 10th, though I'd very much like to. Therefore, I'm submitting my concerns in writing. I'm also hoping to represent the potentially unheard voices of my very elderly neighbor who resides diagonally across from my home, to the south, closer to the proposed playground (she's not physically able to represent herself or to advocate for what is best for her property) and several neighbors who don't speak English as their native language and who live around the cul-de-sac at the dead end of the street, extremely close to the proposed playground. I'm not confident that all of those individuals and families will fully understand the public procedures involved in making their voices heard, or the contents of the letters sent to them by Beth El and/or the Town. I believe that my neighbors likely will be underrepresented when the needs of all involved parties are considered and weighed. I voice only my own concerns, of course, but I suspect that they may be shared by my neighbors.

My family has long-time ties, spanning several generations, to Beth El Temple, and I enjoy a lovely friendship of nearly two decades with Rabbi Rosen and his family, who live next-door to me. Therefore, I'd love to feel and be fully supportive of *any* projects that Beth El believes, after careful consideration, will allow it to remain fiscally sound and able to continue being a wonderful community-focused organization for decades to come. That said, I do have concerns about the proposed playground and daycare center and find myself in the very uncomfortable position of feeling that I must express them before the window of opportunity to do so has passed. Please know that I do so with the deepest respect for Beth El and all of its representatives. I certainly appreciate that they notified me in writing about this proposed project.

The dead-end area of West Ridge Drive (the cul-de-sac and the areas south of the intersections with Cascade) was chosen by many of its long-time homeowners *precisely because it is an oasis of peace and quiet on an otherwise busy street* (the other end of this long street shares its backyards with Hall High School and its

fields). The synagogue has long served as a buffer against noise, emanating from Albany Avenue for example, rather than as a source of noise. The planned construction project certainly will change that dynamic temporarily, and I fear that the outdoor playground, which will directly face our cul-de-sac and dead-end, will disrupt the quiet in our neighborhood significantly and long into the future, for as long as the Center is in operation. I respectfully disagree with Beth El's assessment that the "impact to the community" will be "minimal." I don't know that enough study has been done to make that determination with confidence.

The proposed hours of operation were noted by Beth El as being from "early mornings to late afternoons, Monday through Friday." The boisterous voices and expressions of young children are often very high-pitched and shrill and carry a long distance. I'm concerned that, during good weather, we neighbors may be listening to those noises for many hours at a time, five days a week. Our current experience is one of much quiet, only occasionally interrupted for short periods of time by landscapers or other very short-term home-maintenance projects. I personally, due to chronic medical illness, sleep later than do most individuals and rely heavily on my very quiet neighborhood in order to maintain my health. Many neighbors and I also have decks, on which we count on being able to relax without listening to all-day noise. We purchased our homes without any reason to expect that we'd be situated near a playground or a daycare center accommodating 100+ children.

I'm sure that the construction of the playground will begin early in the mornings, but I also understand that this part of the project will be a temporary disruption to our lives, which will pass. My objection is not so much to the construction/renovation phase of the project. My primary concern is for the noise generated by the children playing on the playground and by raised adult voices as well. Secondary to that may be noise generated by cars operated by parents of the enrolled children, including, but not limited, to the beeping of car horns and the slamming of car doors.

If the project is permitted to go forward, I'm asking the Zoning Commission at least to consider placing limits on the hours that the playground may be used and on how many children may use the playground simultaneously. Even if the center opens in the "early morning," it would be helpful if the playground were not used until at least 9:30 a.m. so that residents living in the immediate vicinity will not be disturbed early in the morning.

I had a lovely conversation with Beth El Temple's representative, Howard Sowalsky, who notified me in writing about this project and invited those with questions to reach out to him. He informed me that, beyond the old wooden fencing and arborvitae bushes that currently separate *some* of the east-facing backyards on West Ridge Drive from the large Beth El parking lot, there are no plans to add any additional structures or plantings around the playground to serve as barriers to noise transmission. While his letter called the playground "enclosed," he confirmed to me that this simply means "enclosed by a chain-link type fence." That type of fencing will not serve to contain noise.

I'd like the commission to consider doing a noise study to determine the true impact of the sound generated by the number of occupants that Bright & Early plans to have on the playground at any given time (how loud will it be, how far away will it be heard, and how many hours will it go on per week?) or to require some kind of additional barriers be erected, such as tall solid fencing, to reduce the transmission of noise to the surrounding properties.

Because Bright & Early will be a tenant, unaffiliated with Beth El, if noise becomes a problem once the Center is in use, Beth El itself likely will not be able to intervene on behalf of its neighbors to work out a solution that balances the needs of the day care center's clients with the needs of the residents living in close proximity to the playground. While there certainly are types of noise that are far more noxious and objectionable than those generated by playing children, I still fear that the many hours of children's voices and those of their supervising adults could potentially become a long-term disruption to the peace in our neighborhood and a true nuisance.

I'd also like to note that this privately-owned playground will not be accessible to the children living in the immediate neighborhood unless those children happen to be paying customers of Bright & Early. Therefore, there will be no tangible benefits to the families living near the facility to balance out some of the aggravations that they may endure as a direct result of the facility being in operation virtually in their backyards. I personally have no children, but, again, I wanted to speak up also for my neighbors who may not be able to participate in this hearing.

I also have a secondary concern. Though I personally don't live on the streets which abut the rear (southeast) entrance to the Beth El parking lot, I'm concerned about the increased traffic in the early mornings and late afternoons through neighborhoods in which many young children reside and play. It's not uncommon for cars to drive much too fast, including around corners, through our neighborhoods. I'm concerned that the parents of the 100+ children slated to attend Bright & Early might be driving 100+ cars through streets that currently are unaccustomed to that extra traffic, especially at those particular times of the day, when neighborhood children might be playing outdoors, walking to or from school, or waiting for a school bus.

Though there is considerable traffic generated by other events already taking place regularly at Beth El Temple, most visitors to the synagogue use the Albany Avenue entrance, and some regular worshippers walk to the temple. The letter from Beth El specifically stated that the Bright & Early Center would be *accessed from the north (rear) entrance to the building*, and my belief is that many parents will learn about the rear driveway and choose to drive through quiet, residential streets in order to drop their children off in the mornings and pick them up in the late afternoons, possibly rushing to and from their places of employment. I can't remember if that rear driveway is one-way only, but, even in that scenario, the parents would be leaving the parking lot primarily via the rear driveway rather than exiting onto Albany Avenue (which would be safer for all concerned and much less disruptive to the neighborhood behind the synagogue).

If the proposed project is permitted to proceed as planned, I hope that many new signs, and possibly speed bumps, will be erected and that any other effective and affordable modalities will be used to protect the well-being of resident children from speeding cars. I'm concerned about the potential for accidents resulting directly from this increased traffic Monday-Friday to the Temple, and I'm sure that, beyond safety concerns, the residents of the homes closest to the parking lot also will have concerns about the noise produced by that increased traffic.

Again, because of my deep respect for Beth El and all of its leaders, I truly regret that I do have these reservations and concerns about the proposed project. I thank the Commission and the leaders of Beth El for carefully reconsidering the possible impact upon local homeowners and residents. I hope that all parties involved will make a commitment to doing everything in their power to minimize these potential problems, to anticipate them, and to be proactive in addressing them.

Doing a noise study, restricting the playground's hours of operation and the number of individuals permitted to use the playground at once, erecting additional sound barriers and/or plantings, strongly encouraging the use--by Bright & Early's employees and clients--of the main Albany Avenue entrance to the parking lot rather than the rear driveway, erecting signs and speed controls on the streets near the rear driveway, and having twice-yearly public meetings with neighbors to discuss any concerns that may arise after the Center is in operation are all reasonable steps that could be taken to make this a more positive experience for all concerned.

I personally don't feel that a daycare center for 100+ clients and a playground of significant size should be permitted to operate in this very quiet residential neighborhood. It may reduce our quality of life here. However, I understand that the financial need of Beth El Temple to generate income by leasing its currently-underused space to a well-regarded tenant may outweigh the needs of the surrounding neighbors in the eyes of the Zoning Commission. I therefore am asking that, if the project does proceed, it be done in the most neighborly fashion possible. I hope that my specific suggestions will be considered.

Sincerely,

Lynn Goldfarb

Forwarded on 8.30.17 to:
H. Sowlas Kly
T. Dumais
C. Dorau

Brittany Bermingham

From: Mike Sinsigalli
Sent: Friday, June 30, 2017 9:33 AM
To: Brittany Bermingham; Aimee Eberly; Bob Proctor; Tracey Gove; Brian Pudlik
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Review for SUP #1275-LB-17, 2626 Albany Ave, Temple Beth-El

Brittany,

Review of the submitted application for a special use permit to allow a child care facility to operate within Temple Beth-El, located at 2626 Albany Avenue disclosed the following:

Assuming that the child care facility will occupy a portion of the existing building, there are no issues affecting fire department access and, on that basis, we take no issue with approving the Special Use Permit. However, there are several issues involving the application of the Connecticut Fire Safety Code that must be addressed during the building permit application phase. The applicant should be reminded that a building permit and fire code review is required for all of the construction work and change of use.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)

From: Brittany Bermingham
Sent: Wednesday, June 21, 2017 11:33 AM
To: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Review for SUP #1275-LB-17

One Special Use Permit was submitted to the TPZ and will be scheduled for public hearing next month.

- 2626 Albany Avenue (Beth El Temple, Joy of Food) SUP 1275-LB-17

Attached is the narrative. Please review and provide us with comments no later than Monday, July 3, 2017.

If you would like a hard copy, please let me know.

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Brittany Bermingham

From: Tim Mikloiche
Sent: Friday, June 30, 2017 9:25 AM
To: Brittany Bermingham
Cc: Mike Sinsigalli
Subject: RE: Comments Needed for One SUP

Brittany,

I can't really tell if these be "new" classrooms in a new building, or will they be utilizing existing space and creating new classrooms in that space?

There really is not enough information here to verify building code compliance. From what is provided I have questions on exiting, sprinklers, and fire alarms to start. I will try and contact the Rabbi to discuss the project.

Timothy J. Mikloiche, Building Official
Supervisor of Inspections
Town of West Hartford
Department of Community Development: Building Inspection Division
50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

From: Brittany Bermingham
Sent: Monday, June 26, 2017 11:01 AM
To: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Subject: FW: Comments Needed for One SUP

Can you review when you get a chance? Thanks.

Brittany

From: Brittany Bermingham
Sent: Tuesday, June 13, 2017 2:50 PM
To: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Comments Needed for One SUP

Hi Tim,

If you could review the attached SUP for 2626 Albany Avenue (Bright and Early Daycare at Beth El Temple) and provide us any comments by **Wednesday, June 21**, that would be great.

Thank you,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504

Brittany Bermingham

*Forwarded on June 16, 2017 to:
H. Szwedlsky*

From: Aimee Eberly
Sent: Friday, June 16, 2017 7:38 AM
To: Brittany Bermingham
Cc: Todd Dumais; Catherine Dorau; Nicole Gibeau
Subject: RE: Staff Review Needed for Two SUP's

*T. Dumais
C. Dorau*

Cathy,

We have reviewed the narrative and plans for the proposed child care facility located at 2626 Albany Ave and find it acceptable with the following notations. The Health District would need more information on any food service at the site to review for compliance. The center would be required to gain approval from the Office of Early Childhood and the Health District prior to construction.

Aimee

Aimee Krauss, R.S., M.P.H.

Assistant Director of Health

West Hartford-Bloomfield Health District | 580 Cottage Grove Road | Suite 100 | Bloomfield, CT 06002

Phone: 860-561-7900

Fax: 860-561-7918



www.westhartfordct.gov/health

From: Brittany Bermingham
Sent: Tuesday, June 13, 2017 2:43 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Review Needed for Two SUP's

Hello,

Two (2) Special Use Permits were submitted to our office and will be scheduled for a public hearing next month. They include:

- 1678 Asylum Avenue (University St. Joseph)- SUP #1286-R1-17

- 2626 Albany Ave (Bright & Early Daycare/Beth El Temple)- SUP #1310

Please see the attached narratives and plans. If you can please provide any staff comments by **June 23, 2017** that would greatly appreciated.

Any questions, let us know.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Forwarded on 6.15.17 to:
H. Sowalsky

Brittany Bermingham

From: Brian Pudlik
Sent: Thursday, June 15, 2017 2:21 PM
To: Todd Dumais; Catherine Dorau
Cc: Brittany Bermingham
Subject: RE: Staff Review Needed for Two SUP's

T. Dumais
C. Dorau

Follow Up Flag: Follow up
Flag Status: Flagged

Todd/Cathy,

Regarding SUP #1310, specifically the proposed signage for Bright & Early childcare, I have the following comments:

- 1) Pursuant to section 177-33(E)(3) of the zoning ordinances, signs in connection with Special Use Permits approved by the Plan and Zoning Commission are restricted to 25 square feet, and are further restricted to one sign per lot. In this case, Beth El Temple already has a single sign of approximately 25 square feet. On this basis, Bright & Early day care would need to seek a variance through the Zoning Board of Appeals in order to install any additional signs on the property for the purpose of their business.
- 2) No dimensions were provided on the sign schematics that were submitted with the Special Use Permit application. Certainly that would be required as part of an application to the ZBA.
- 3) The signs characterized on the schematic as "directional" have the company logo on them and would therefore be considered additional free standing signs rather than purely directional. This point is important as it also relates to the variance necessary to limitation on the number of signs.

Regarding SUP #1286-R1-17 for St. Joseph's College to create an additional practice soccer field, I have no comments or concerns.

Please let me know if any clarification is needed on the above comments.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Tuesday, June 13, 2017 2:47 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: RE: Staff Review Needed for Two SUP's

Please change the due date below to **Wednesday, June 21** to give us adequate time to review all comments.

Thank you,
Brittany

From: Brittany Bermingham

Sent: Tuesday, June 13, 2017 2:43 PM

To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>

Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>

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- 2626 Albany Ave (Bright & Early Daycare/Beth El Temple)- SUP #1310

Please see the attached narratives and plans. If you can please provide any staff comments by **June 23, 2017** that would greatly appreciated.

Any questions, let us know.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford

Department of Community Development: Planning & Zoning Division

50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504

brittany.bermingham@westhartfordct.gov

Forwarded on 6.13.17 to H. Sowa^{lsky}
T. Dumais
C. Dorau

Brittany Bermingham

From: Tracey Gove
Sent: Tuesday, June 13, 2017 3:06 PM
To: Brittany Bermingham; Bob Proctor; Aimee Eberly; Brian Pudlik; Mike Sinsigalli
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Review Needed for Two SUP's

Hi Brittany –

I had some time this afternoon to review...there are no concerns from the PD.

From: Brittany Bermingham
Sent: Tuesday, June 13, 2017 2:43 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Review Needed for Two SUP's

Hello,

Two (2) Special Use Permits were submitted to our office and will be scheduled for a public hearing next month. They include:

- 1678 Asylum Avenue (University St. Joseph)- SUP #1286-R1-17
- 2626 Albany Ave (Bright & Early Daycare/Beth El Temple)- SUP #1310

Please see the attached narratives and plans. If you can please provide any staff comments by **June 23, 2017** that would greatly appreciated.

Any questions, let us know.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

Forwarded on 6.14.17 to: H. Sowal SKY
T. Dumais
C. Doran



MEMORANDUM

TO: Todd Dumais, Town Planner
FROM: ^{DJM} Duane J. Martin, P.E., Town Engineer
RE: 2626 Albany Avenue Special Use Permit Application No. 1310
DATE: June 13, 2017

The Engineering Division reviewed the Special Use Permit Application No. 1310 dated May 19, 2017 for 2626 Albany Avenue to operate a childcare and preschool center at the existing Beth El Temple and has no comments. We find the application acceptable.

Todd Dumais

From: Todd Dumais
Sent: Friday, June 16, 2017 3:10 PM
To: 'Howard Sowalsky'
Cc: Brittany Bermingham; Catherine Dorau
Subject: SUP #1310 - 2626 Albany Avenue - Planning Division Staff Review Comments
Attachments: RE_ Staff Review Needed for Two SUP's - ZEO Comments.pdf

Good Afternoon Rabbi Sowalsky,

Please find the following review comments from the Planning Division for your consideration:

1. The application materials do not specify the total number of students/children being requested for this facility. This information shall be provided and shall be consistent with any application to the State of Connecticut.
2. To facilitate to SUP review, the following items should be addressed or clarified:
 - a. The site plan should be updated to more clearly depict the proposed location for the "Learning Center." A more readable playground and drop-off area location should also be depicted. Inclusion of existing conditions photographs of the areas may be helpful in this respect.
 - b. Please clarify what areas within the existing building (what building levels) the proposed "Learning Center" is requesting use of.
 - c. The "Floor Plan" is not scalable and lacks sufficient details for review including, dimensions, room sizes and overall building context.
 - d. The "Playground Plan" is not scalable and lacks sufficient details for review including, dimensions and height and type of the proposed fencing enclosure.
3. Please find the attached email from the Zoning Enforcement Officer regarding comments on signage. All signage, as currently proposed, require furthers modification, elimination, and/or the granting of a variance from the Zoning Board of Appeals to be deemed complaint with the zoning ordinances
4. Are any areas of the existing parking restricted for the "Learning Center?" If so, this information should be depicted on the plans and updated in the narrative.

All of the above-listed comments should be addressed by way of a modified plan set and/or narrative response submission no later than Wednesday, June 28th.

If you have any questions about the above comments, please do not hesitate to contact me.

Best Regards,

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504

From: [Brian Pudlik](#)
To: [Todd Dumais](#); [Catherine Dorau](#)
Cc: [Brittany Bermingham](#)
Subject: RE: Staff Review Needed for Two SUP's
Date: Thursday, June 15, 2017 2:20:58 PM

Todd/Cathy,

Regarding SUP #1310, specifically the proposed signage for Bright & Early childcare, I have the following comments:

- 1) Pursuant to section 177-33(E)(3) of the zoning ordinances, signs in connection with Special Use Permits approved by the Plan and Zoning Commission are restricted to 25 square feet, and are further restricted to one sign per lot. In this case, Beth El Temple already has a single sign of approximately 25 square feet. On this basis, Bright & Early day care would need to seek a variance through the Zoning Board of Appeals in order to install any additional signs on the property for the purpose of their business.
- 2) No dimensions were provided on the sign schematics that were submitted with the Special Use Permit application. Certainly that would be required as part of an application to the ZBA.
- 3) The signs characterized on the schematic as "directional" have the company logo on them and would therefore be considered additional free standing signs rather than purely directional. This point is important as it also relates to the variance necessary to limitation on the number of signs.

Regarding SUP #1286-R1-17 for St. Joseph's College to create an additional practice soccer field, I have no comments or concerns.

Please let me know if any clarification is needed on the above comments.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Tuesday, June 13, 2017 2:47 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: RE: Staff Review Needed for Two SUP's

Please change the due date below to **Wednesday, June 21** to give us adequate time to review all comments.

Thank you,
Brittany

From: Brittany Bermingham
Sent: Tuesday, June 13, 2017 2:43 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
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Any questions, let us know.

Thank you,
Brittany

Brittany A. Bermingham
Planning Technician
Town of West Hartford
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